

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Richard S. Greenspan		CHAPTER 7
	Debtor	
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER		NO. 17-18209 ELF
	Movant	
vs.		
Richard S. Greenspan		11 U.S.C. Section 362
	Debtor	
Bonnie B. Finkel Esq.		
	Trustee	

ORDER

AND NOW, this 31st day of January, 2018 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED that the Motion for Relief from the Automatic Stay is **GRANTED** and the Automatic Stay under 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 233 South Fieldstone Court, Yardley, PA 19067 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE**